

AGENDA
PLANNING AND ZONING COMMISSION
Monday, June 18, 2018
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **May 21, 2018**
[May 21, 2018](#)

INTRODUCTION OF NEW STAFF

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

Items other than waivers with no outstanding issues. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

NONE

CONSENT - ITEMS FOR DEFERRAL

10, 21, 23, 25

CONSENT - ITEMS FOR APPROVAL

NONE

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **PA-10-18 2585 Brightside Drive**
To amend the Comprehensive Land Use Plan from Residential Neighborhood (RN) to Compact Neighborhood (CN) on property located on the south side of Brightside Drive and to the west of Nicholson Drive, on Tract A of Little Valverde Property. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Recommend approval, based upon review of the area in a greater level of detail and compatibility with surrounding higher intensity land use designation
This item is related to Case 32-18
[Application](#) [Staff Report](#)

3. **Case 32-18 2585 Brightside Drive**
 To rezone from Single Family Residential (A1) to Limited Residential (A3.3) on property located on the south side of Brightside Drive and to the west of Nicholson Drive, on Tract A of Little Valverde Property. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements
This case is related to PA-10-18
[Application](#) [Staff Report](#)
4. **PA-11-18 1717 North Airway Drive**
 To amend the Comprehensive Land Use Plan from Regional Center (RC) to Employment Center (EC) on property located on the west side of North Airway Drive, on Tract 12 of Goodwood Homesites. Section 69, T7S, R1E, GLD, EBRP, LA (Council District 6 - Collins-Lewis)
PLANNING STAFF FINDINGS: Recommend approval, based upon an examination of the area in a greater level of detail than performed at the creation of the plan and compatibility with adjacent land use
This item is related to Case 39-18
[Application](#) [Staff Report](#)
5. **Case 39-18 1717 North Airway Drive**
 To rezone from Heavy Commercial (C2) to Light Industrial (M1) on property located on the west side of North Airway Drive on Tract 12 of Goodwood Homesites. Section 69, T7S, R1E, GLD, EBRP, LA (Council District 6 - Collins-Lewis)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements
This case is related to PA-11-18
[Application](#) [Staff Report](#)
6. **PA-12-18 1450 North Airway Drive**
 To amend the Comprehensive Land Use Plan from Regional Center (RC) to Employment Center (EC) on property located on the east side of North Airway Drive, on Tract SL-1 of Cortana Plantation Property. Section 69, T7S, R1E, GLD, EBRP, LA (Council District 6 - Collins-Lewis)
PLANNING STAFF FINDINGS: Recommend approval, based upon an examination of the area in a greater level of detail than performed at the creation of the plan and compatibility with adjacent land use
This item is related to Case 42-18
[Application](#) [Staff Report](#)
7. **Case 42-18 1450 North Airway Drive**
 To rezone from Heavy Commercial (C2) to Light Industrial (M1) on property located on the east side of North Airway Drive, on Tract SL-1 of Cortana Plantation Property. Section 69, T7S, R1E, GLD, EBRP, LA (Council District 6 - Collins-Lewis)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements
This case is related to PA-12-18
[Application](#) [Staff Report](#)
8. **TA-4-18 Chapter 10, Northgate**
 To repeal and replace Section 10.102e, Urban Design Overlay District Five - Northgate to reflect current development standards
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code (UDC)

This item is related to Case 36-18

[Staff Report](#)

9. **Case 36-18 Urban Design Overlay District Five – Northgate (UDOD5)**

To revise the Official Zoning District Map to designate the boundary for UDOD5 to include generally as the area bounded to the south and west by Louisiana State University, to the east by Corporation Canal, and to the north by Roosevelt Street (Council District 10 - Wicker)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Text Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

This case is related to TA-4-18

[Staff Report](#)

10. **CONSENT FOR DEFERRAL Case 19-18 6822 Ford Street**

To rezone from Single Family Residential (A2) to Light Commercial (LC1) on property located on the west side of Mickens Road, at the southwest quadrant of the intersection of Ford Street and Mickens Road, on Lots 18-22 of Zion City Subdivision. Section 40, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)

Deferred to July 16 by Councilmember Green

[Application](#)

11. **Case 27-18 9323 Hyacinth Avenue**

To rezone from Single Family Residential (A1) to Town House District (A2.5) on property located on the north side of Hyacinth Avenue, at the northeast quadrant of the intersection of Hyacinth Avenue and Emmaline Drive, on Lot B of Mayfair North Subdivision. Section 60, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)

12. **Case 37-18 3869 Government Street**

To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located on the north side of Government Street, west of East Drive, on a portion of Lot 19, Square 3 of Bernard Terrace Subdivision. Section 81, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)

13. **Case 38-18 410, 430 South Stevendale Road**

To rezone from Rural (R) to Heavy Commercial (HC1) on property located on the west side of South Stevendale Road, north of Old Hammond Highway, and south of Florida Boulevard on Lot 3, and Lot Brown of the Lenox Ray Brown ½ USUF ½ Property. Section 73, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)

14. **Case 40-18 14100-14200 UND Coursey Boulevard**
To rezone from Rural (R) to Heavy Commercial (HC1) on property located on the south side of Coursey Boulevard and west of Market Street on Lot 6-B-2-A of the F.S. Betz Property. Section 28, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
15. **Case 41-18 4100 North Boulevard and 4115 Hatcher Avenue**
To rezone from Single Family Residential (A2) and Transition (B1) to General Office Low-Rise (GOL) on property located at the southeast quadrant of the intersection of North Boulevard and Edison Street, on Lots 1-A and 4-A of Bernard Terrace School Addition and Bernard Terrace Addition Subdivision. Section 81, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
16. **Case 43-18 10111 Perkins Rowe**
To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located east of Bluebonnet Boulevard, south of Park Rowe Avenue and west of Grand Avenue, on a portion of Block C of the Perkins Rowe Property. Section 58, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
17. **Case 44-18 16060 Hatteras Avenue**
To rezone from Commercial Alcoholic Beverage (Restaurant) (C-AB-1) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located to the south side of Interstate 12, to the west of O'Neal Lane, on a portion of Lot 3-A of J. John Kohler Property. Section 16, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of Zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
18. **MCUP-1-18 Five Oak Event Center (11936 Old Hammond Highway)**
A proposed event center serving alcohol on property located south of Old Hammond Highway, east of South Sherwood Forest Boulevard, on Lot REM. 2 of the Burris Property. Section 75, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Major Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements
[Application](#) [Staff Report](#) [Plans](#)
19. **SNC-2-18 Commerce Park Drive to Highland Pointe Drive**
A proposed street name change for Commerce Park Drive located to the south of Highland Road and west of Charter Ridge Court (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

20. **SPUD-7-14 Tapestry Park, Revision 2**

A proposed revision to an existing SPUD to reconfigure existing parking and add additional access on property located east of Jefferson Highway, south of Old Hammond Highway, and north of Brandon Drive, on Tract Z-1-A of the Bocage Circle Townhomes Subdivision. Section 83, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Comprehensive Plan, compatible with the surrounding neighborhood, and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

21. **CONSENT FOR DEFERRAL PUD-4-08 Materra Phase 1, Women's Hospital Final Development Plan**

To establish lot layout for residential homes and common open space on property located north side of Airline Highway and south of Stumberg Lane, on a portion of Tract X-1 of the Eola McCall Anderson Tract. Section 5, T8S R2E GLD, EBRP, LA (Council District 9 - Hudson)

Deferred to July 16 by the Planning Director

[Application](#)

22. **CUP-2-13 United Christian Faith Ministries Gymnasium Center (9229 North Ridgewood Drive)**

A proposed gymnasium and additional parking lot on property located on the east side of Joor Road and north of North Ridgewood Drive, on Lot 11-A of the Sunnybrook Annex Subdivision. Section 48, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)

PLANNING STAFF FINDINGS: Staff cannot certify the proposed request, while the use is consistent with the Comprehensive Plan and compatible with surrounding uses, it does not conform to UDC requirements as follows: •Submittal is incomplete and contains inconsistent sheets in violation of §8.106 of the UDC; •Circulation plan fails to meet requirements per §4.101 of the UDC.; and, •Landscape plan fails to meet requirements per §18.3.3 of the UDC.

[Application](#) [Staff Report](#) [Plans](#)

23. **CONSENT FOR DEFERRAL CUP-6-18 Collegiate – Living Faith Modular Buildings (6180 Winbourne Avenue)**

A CUP proposing 4 modular classroom buildings on an existing religious/educational institution site on property located south of Winbourne Avenue, east of North Ardenwood Drive, and west of Michelli Drive, on Lot B-1, a portion of the Jack A. Michelli Tract. Section 32, T6S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

Deferred to July 16 by the Planning Director

[Application](#)

24. **S-4-18 East Point Subdivision**

A proposed subdivision of property located on the west side of East Catalina Drive, south of Sugar Land Drive, on a 29.197 Acre Tract of the Sugar Mill Ridge, Inc. Property (Council District 5 - Green)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#)

25. **CONSENT FOR DEFERRAL SS-3-18 Ivy E. Chaney Property**

A proposed subdivision of property located on the north side of Chaney Road, to the west of Liberty Road, on Tract C-1-A of the Ivy E. Chaney Property (Council District 1 - Welch)

Deferred to July 16 by the Planning Director

[Application](#)

26.

SP-10-18 Southern University Alumni Federation

A proposed multi-family development with over 100 units, located south of the intersection of Harding Boulevard and Leon Netterville Drive, on Tract Y-1-A being a portion of Shada Plantation and Riverview Farms (Council District 10 - Wicker)

PLANNING STAFF FINDINGS: Staff cannot certify the proposed request, while the use is consistent with the Comprehensive Plan and compatible with surrounding uses, it does not conform to UDC requirements as follows: •Required number of parking is not provided per Table 17.A of the UDC

[Application](#) [Staff Report](#) [Plans](#)
27.

SP-11-18 Ardenwood Apartment Complex (700-800 UND North Ardenwood Drive)

A proposed multi-family development with over 100 units, located on the west side of North Ardenwood Drive, north of Florida Boulevard, on Lot B-1-A of the Melrose Place Subdivision (Council District 6 - Collins-Lewis)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN